

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Monday, September 19, 2005 at Westfield Town Hall. Members present included Patrick Miller, David Mueller, Cindy Spoljaric, and Craig Wood. Also present were Tom Higgins and Attorney Brian Zaiger.

Wood moved to approve the August minutes as presented.

Mueller seconded, and the motion passed unanimously.

### **NEW BUSINESS**

**0508-VS-039:** 3801 East 196<sup>th</sup> Street - Brian Johnson - variance of development standards – WC 16.04.030 [D] [1] Stables – to permit a stable within 175 feet of an abutting property line (200 foot minimum setback from abutting property line required).

Mr. Brian Johnson presented the details of the request which is to rebuild an existing building into a stable for horses. However, Johnson stated after doing some research, he learned about the requirement for a 200 foot set back for a stable facility.

Cindy Spoljaric arrived at 7:03

Miller asked how old the building is.

Johnson stated the building was erected in June of 2003.

Johnson confirmed all other distances meet standards with the exception of the western boarder which is 26' feet short.

Miller asked how many horses.

Johnson stated no more than three of their own horses.

Wood asked if they would be doing boarding for hire.

Johnson responded no.

Mueller asked if there were living quarters.

Johnson responded there were no living quarters.

A Public Hearing opened at 7:07 p.m.

Mr. Tom Goins stated he has no objections to the request and spoke in favor of approving the request.

The Public Hearing closed at 7:09 p.m.

Wood moved to approve 0508-VS-039, with the condition that the maximum number of horses permitted be four.

Spoljaric seconded, and the motion passed unanimously.

The meeting adjourned at 7:10 p.m.

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Chairman

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Secretary